112.0	0002	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,146,500 / 1,146,500
					USE VALUE:	1,146,500 / 1,146,500
					ASSESSED:	1,146,500 / 1,146,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		PHILEMON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEAMAN-GOUDEY JACOB N ETAL/TRS
Owner 2:	JACOB N NEAMAN-GOUDEY 2014 TRU
Owner 3:	
Street 1:	31 KENSINGTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NEAMAN-GOUDEY JACOB -
Owner 2:	-
Street 1:	31 KENSINGTON
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2009, having primarily Clapboard Exterior and 3452 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6500.000	835,900	600	310,000	1,146,500
Total Card	0.149	835,900	600	310,000	1,146,500
Total Parcel	0.149	835,900	600	310,000	1,146,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.13 | /Parcel: 332.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 112.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	796,600	600	6,500.	310,000	1,107,200	1,107,200	Year End Roll	12/18/2019
2019	101	FV	655,400	0	6,500.	305,500	960,900	960,900	Year End Roll	1/3/2019
2018	101	FV	655,400	0	6,500.	234,700	890,100	890,100	Year End Roll	12/20/2017
2017	101	FV	655,400	0	6,500.	221,400	876,800	876,800	Year End Roll	1/3/2017
2016	101	FV	655,400	0	6,500.	203,700	859,100	859,100	Year End	1/4/2016
2015	101	FV	641,300	0	6,500.	190,400	831,700	831,700	Year End Roll	12/11/2014
2014	101	FV	641,300	0	6,500.	175,300	816,600	816,600	Year End Roll	12/16/2013
2013	101	FV	641,300	0	6,500.	175,300	816,600	816,600		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEAMAN-GOUDEY J	66808-156		2/16/2016	Convenience	1	No	No		
MARINO PAUL J &	55825-343		11/15/2010		769,000	No	No		
MARINO PAUL J,	53803-380		11/6/2009	Convenience	1	No	No		
FEELEY MINNIE K	53624-379		10/1/2009	Change>Sale	235,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2009	1177	New Buil	306,000	C		G	GROWTH	BUILD NEW SF HOME

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
2/14/2013	Entry Denied	BR	B Rossignol
6/5/2012	Measured	JBS	JOHN S
8/26/2010	MLS	BR	B Rossignol
2/17/2010	Info Fm Prmt	BR	B Rossignol
2/17/2010	Info Fm Plan	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.68	6			Topo	-10	Shape	-20			309,959						310,000	

Total AC/HA: 0.14922 | Total SF/SM: 6500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 309,959 | Spl Credit | Total: 310,000

PRINT

Date	Time
12/11/20	05:22:42

LAST REV

Date	Time
02/20/20	11:22:13

apro

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 311810
GIS Ref:
GIS Ref:
Insp Date: 11/30/18

!15690!

PAT ACCT.: 15690

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	70979
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	SAGE GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2009	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	6.1	%
Functional:	D - Design	3.0	%
Economic:			%
Special:			%
Override:			%
	Total:	8.92	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.02620924
Const Adj.:	1.49985003
Adj $ / SQ:	192.395
Other Features:	96210
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	917731
Depreciation:	81862
Depreciated Total:	835869

COMMENTS

6500 SFT FROM 30 JAMES ST / PLAN 588 OF 2009.. FUNCTIONAL DEPRECIATION DUE TO NO BASEMENT ENTRANCE..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

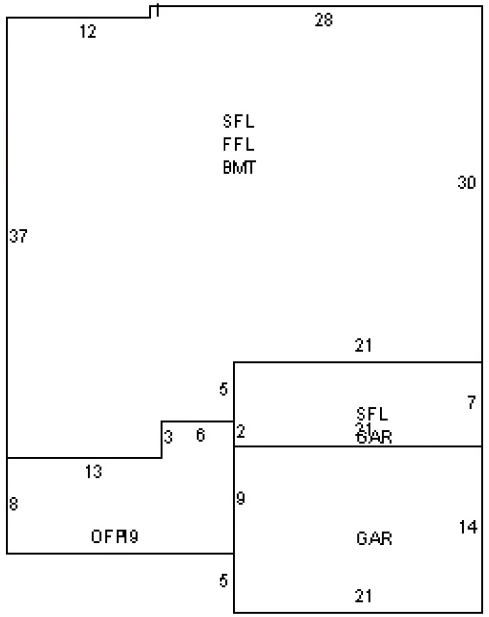
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	232.80
Special Features:	0	Val/Su Net:	176.95
Final Total:	835900	Val/Su SzAd	299.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,322	79.360	104,918
FFL	First Floor	1,322	192.400	254,346
SFL	Second Floor	1,322	192.400	254,346
GAR	Garage	441	31.000	13,671
OFP	Open Porch	170	39.300	6,682
SFL	Second Floor	147	192.390	28,282

Net Sketched Area:	4,724			Total:	662,245
Size Ad	2791	Gross Are	4724	FinArea	3452

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

112.0-0002-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	2010	4.85	T	7.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600